

WRITTEN SUBMISSION 26 – AVAILABILITY AND ADEQUACY OF PUBLIC UTILITIES  
BRAMHALL ST. – 22; MMC CONGRESS STREET BUILDING  
LEVEL III SITE PLAN APPLICATION

ATTACHED ARE AN ABILITY TO SERVE CONFIRMATION FROM CENTRAL MAINE POWER REGARDING ELECTRICAL SERVICE, AND AN EMAIL TO PORTLAND WATER DISTRICT REQUESTING AN ABILITY TO SERVE CONFIRMATION. THE RESPONSE FROM PORTLAND WATER DISTRICT WILL BE SUBMITTED UPON RECEIPT.

REGARDING SOLID WASTE MANAGEMENT, THE APPLICANT HAS A CONTRACT WITH TROIANO WASTE MANAGEMENT WHO WILL CONTINUE TO PROVIDE THIS SERVICE FOR THE CONGRESS STRET BUILDING.

**From:** Cough, Jamie  
**To:** [Troidl, Adam](#)  
**Subject:** CMP Three Phase Ability to Serve Request and Three Phase Service Process  
**Date:** Monday, September 24, 2018 8:12:00 AM  
**Attachments:** [Easement Information Worksheet.doc](#)  
[Standard Easement Sample.pdf](#)  
[2July 2018 EDET.XLSX](#)

---

**9/24/18**

Adam Troidl, LEED AP  
Vice President | Development & Consulting Services  
Colliers International

*Sent via email to:* [adam.troidl@colliers.com](mailto:adam.troidl@colliers.com)

RE: CMP Ability to Serve Letter for Maine Medical Center Expansion

Project Description: Maine Medical Center 263,000 sf clinical building at the corner of Congress & Gilman. This will be a redevelopment of an existing 1,200 car +/- parking garage site on the existing primary metered campus on Congress Street.

Dear Mr. Troidl:

CMP has the ability to serve the proposed project in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, **please contact me at 207-629-1489.**

Here is our typical process for getting your three phase or CT rated single phase service installed. If you have any questions, please let me know. The underlined links will redirect you to the appropriate site for additional information.

**Service Milestones for Three Phase Services and CT Rated Single Phase Services. Please refer to CMP Installation Checklists for other installations.**

- Call 1-800-565-3181 to establish a new account (if needed) and an SAP work order. Please provide both of these to me.
- Submit Load information. Please complete the attached EDET (excel file) using load information. Please complete this and email back to me.
- Submit the easement information worksheet. Please complete this form and either email or fax back to me.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.

- Preliminary meetings with CMP Advisor and Engineer to determine details of job (I will need to schedule with your electrician/contractor-please let me know who this is)
- Field planner design appointment to cost out job and develop CMP Invoice. The invoice is typically generated 5-6 weeks after the design appointment. This expires after 90 days from the invoice date.
- CMP submits invoice to the customer for payment (typically via email). Payment received from customer.
- Easements (based on easement information worksheet) sent out, signed and originals returned to CMP.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer or materials delivery, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

Please complete the attached forms (the specific instructions are on each form) and email them back to me at your earliest convenience.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements: [CMP Handbook of Standard Requirements](#)

You will be responsible for installing the customer connections, conduits, and metering in accordance with the CMP Handbook of Standard Requirements. The transformer will be sized based on your submitted load sheets.

Your deposit amount will be typically based on an estimated two month bill, calculated from your completed load sheet unless otherwise determined by CMP.

**Metering:**

All metering (including locations) must be preapproved by CMP.

**Chapter 324 Interconnections:**

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to [Chapter 324 Interconnection Standards](#) and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If your project is under 660 KW you will be able to have a Customer Net Energy Billing contract. Information concerning Customer Net Energy Billing can be accessed thru the Chapter 324 website or by clicking here: [Net Energy Billing](#)

**Reallocation/Line Extensions:**

Recently, changes were made to the three-phase construction policy, which require CMP to reallocate construction costs paid by customers. If applicable, those projects identified as “developments” do not qualify for reallocation of funds. Please see this document at our website for details about the reallocation conditions. Any reallocation charges will be specifically denoted on your invoice. The website address for this is: [PolyphaseLineExtension](#) .

This line extension will be part of Central Maine Power’s distribution system. In the event the property served under this Agreement is sold or otherwise conveyed, all rights and obligations of the Agreement shall stay with the property. Please note that if you rent or lease this property to another and you want to receive the reimbursement payments, you must make special arrangements with the Central Maine Power Company. Otherwise, any reimbursement payments will be sent to the “Customer” taking service at the service location.

**Electricity Supplier Information:**

Central Maine Power Company (CMP) will provide your facility with electric delivery service. If you don’t already have a provider, you will need to make arrangements with a competitive electricity provider in order to receive electricity supply for your facility. In the event you fail to choose a competitive electricity provider, you will receive Standard Offer service arranged by the Maine Public Utilities Commission. If you wish to be served by a competitive electricity provider immediately upon establishment of delivery service, you must arrange for this service directly through your chosen competitive electricity provider, who must enroll your account no later than 5 PM on the business day prior initiation of delivery service by CMP. An up-to-date list of competitive suppliers can be found at the:

- 1) Maine Public Utilities Commission (MPUC) web site- [Maine PUC](#)
- 2) By calling the MPUC at (207) 287-3831

Attachments:

Excel Load Sheet (EDET)  
Easement Worksheet and Sample Standard Easement

Regards,

Jamie

Jamie Cough  
Energy Services Advisor  
Central Maine Power Company  
162 Canco Road

Portland, ME 04103  
207-842-2367 office



**CENTRAL MAINE  
POWER**

=====

Please consider the environment before printing this email.

If you have received this message in error, please notify the sender and immediately delete this message and any attachment hereto and/or copy hereof, as such message contains confidential information intended solely for the individual or entity to whom it is addressed. The use or disclosure of such information to third parties is prohibited by law and may give rise to civil or criminal liability.

The views presented in this message are solely those of the author(s) and do not necessarily represent the opinion of Avangrid Networks, Inc. or any company of its group. Neither Avangrid Networks, Inc. nor any company of its group guarantees the integrity, security or proper receipt of this message. Likewise, neither Avangrid Networks, Inc. nor any company of its group accepts any liability whatsoever for any possible damages arising from, or in connection with, data interception, software viruses or manipulation by third parties.

=====

## Will Conway

---

**From:** Dylan Stuart  
**Sent:** Monday, September 24, 2018 11:22 AM  
**To:** rbartels@pwd.org  
**Cc:** Will Conway; 15466  
**Subject:** Maine Medical Center Ability to Serve Request  
**Attachments:** 15466U2-U-CONGRESS.pdf

Robert,

I am writing to request an ability to serve letter for the Maine Medical Center Expansion project following our meeting from last week. We have updated the locations for the domestic and fire services coming from Gilman and Congress Street. Please see the attached Utility plan as well as the most updated Peak Flow Based on Fixture Count form that was filled out by our MEP engineer.

Please let me know if you have any questions or require any additional information.

Thank you,

*Dylan Stuart Civil Engineer*

Office: 207.200.2100 | Direct: 207.200.2093

75 John Roberts Rd., Suite 4A, South Portland, ME 04106

[dstuart@sebagotechnics.com](mailto:dstuart@sebagotechnics.com) | [www.sebagotechnics.com](http://www.sebagotechnics.com)

*An Employee-Owned Company*

**SEBAGO**  
T E C H N I C S



This notice and disclaimer regards the transmittal and use of electronic files generated and forwarded by Sebago Technics, Inc. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free, as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message which arise as a result of email transmission. If verification is required, please request a hard-copy version. The information contained in these electronic files is privileged and confidential and is intended only for the use of the individual or entity stated in the address above. Any dissemination, distribution or copying of these electronic files is strictly prohibited. The recipient of the electronic file acknowledges and consents to the fact that the sender, Sebago Technics, Inc. makes no claim that electronic files are current, accurate or correct. Any use or reuse of the electronic file in any manner whatsoever is at the user's sole risk and the user agrees, to the fullest extent permitted by law, to hold Sebago Technics, Inc. harmless and to indemnify it from all claims, losses, damages, expenses and costs including all reasonable attorneys fees that may arise from its use or reuse.

### Peak Flow Based on Fixture Count

<b>Customer</b>	Maine Medical Center
<b>Street Address</b>	22 Bramhall Street
<b>City</b>	Portland

Fixture	Fixture Value 60 psi		No. of Fixtures	=	Fixture Value
Bathub	8	x	0	=	0
Bedpan Washers	10	x	5	=	50
Bidet	2	x	0	=	0
Dental Unit	2	x	0	=	0
Drinking Fountain - Public	2	x	0	=	0
Kitchen Sink	2.2	x	95	=	209
Lavatory	1.5	x	141	=	211.5
Showerhead (Shower Only)	2.5	x	100	=	250
Service Sink	4	x	10	=	40
Toilet -Flush Valve	35	x	142	=	4970
-Tank Type	4	x	0	=	0
Urinal -Pedestal Flush Valve	35	x	0	=	0
-Wall Flush Valve	16	x	17	=	272
Wash Sink (Each Set of Faucets)	4	x	8	=	32
Dishwasher	2	x	0	=	0
Washing Machine	6	x	0	=	0
Hose (50 ft. Wash Down) -1/2 in.	5	x	0	=	0
-5/8 in.	9	x	0	=	0
-3/4 in.	12	x	0	=	0

Combined Fixture Value Total

6034.5

Customer Peak Demand From Fig. 4-2 or 4-3	175
Pressure Factor From Table 4-1	1.17

No. of Irrigation Sections (Areas of 100 sq. ft.)	0
Irrigation Factor (1.16-Spray Systems, 0.40-Rotary Systems)	
Hose Bibs for Irrigation:	
Size	Fixture Value      No. of Fixtures
1/2"	
5/8"	
3/4"	

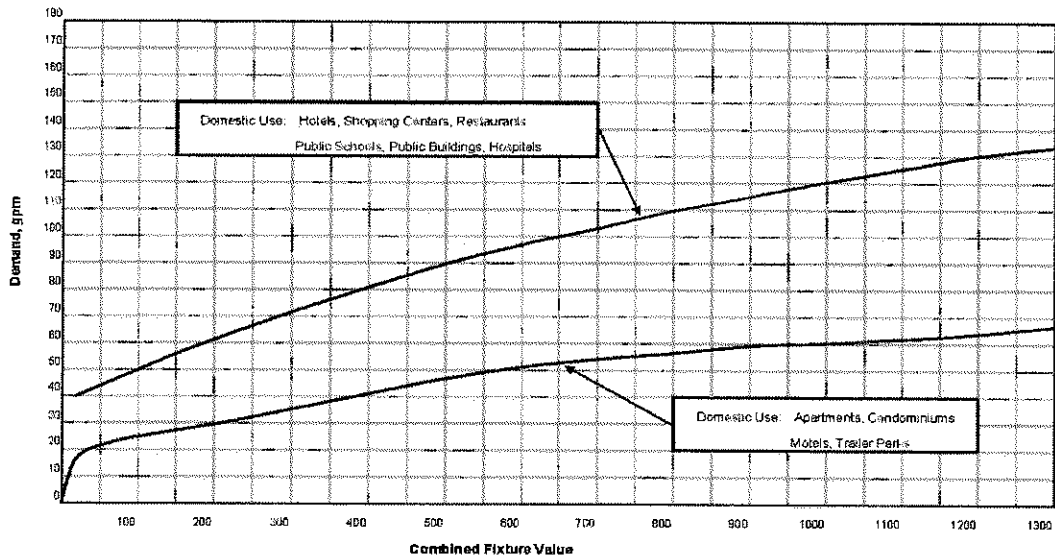
Total Fixed Demand (Peak Flow)

**204.75** gpm

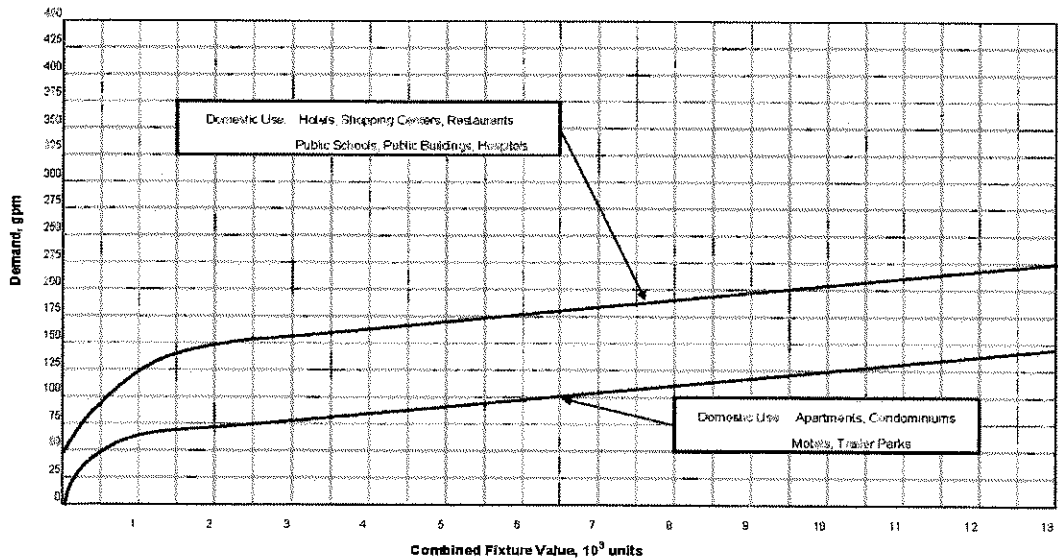
**Table 4-1 Pressure Adjustment Factors**

Working Pressure at Meter Discharge (psi)	Pressure Adjustment Factor
35	0.74
40	0.80
50	0.90
60	1.00
70	1.09
80	1.17
90	1.25
100	1.34

Adapted from AWWA Manual M22 table 4-1



**Figure 4-2 Water flow demand per fixture value - low range**



**Figure 4-3 Water flow demand per fixture value - High range**





## Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

November 29, 2018

Dylan Stuart  
75 John Roberts Rd., Suite 4A  
South Portland, ME 04106

Re: 22 Bramhall Street, PO  
Ability to Serve with PWD Water

Dear Mr. Stuart:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on September 24, 2018. Based on the information provided per plans dated November 29, 2018, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

### Conditions of Service

The following conditions of service apply:

- A new 8-inch fire service and 4-inch domestic water service may be installed from the water main in Congress Street. The service(s) should enter through the properties frontage on Congress Street at least 10-feet from any side property lines. The service(s) are approved based on connection to a renewed water main in Congress Street that is of sufficient size to supply water to the site. The existing 6" CI water main in Congress Street is insufficient to provide water to the site.
- A new 8-inch fire service and 4-inch domestic water service may be installed from the water main in Gilman Street. The service(s) should enter through the properties frontage on Gilman at least 10-feet from any side property lines.
- The existing site is currently served with a 1-inch domestic water service and a 6-inch fire service; the size of these services is undersized for the proposed use. These service must be retired per PWD standards, which includes shutting the corporation valve and cutting the pipe from the water main for the 1-inch service, and removing the valve and capping the tee for the 6-inch service.
- An approved backflow prevention device must be installed on the service line directly after the meter prior to service activation. Please refer to the PWD website for more information on cross-connection control policies.
- The Portland Water District does not have record of any other existing infrastructure in public roads and recommends a survey and test pitting be performed by the development team prior to construction. Any conflicts that arise during construction are at the risk of the developer and may result in job shutdown until new plans are submitted by the developer and reviewed and approved by PWD.



Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through [MEANS@pwd.org](mailto:MEANS@pwd.org) or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.

#### Existing Site Service

According to District records, the project site does currently have existing water service. A 1-inch diameter domestic service line and 6-inch diameter fire service line provide water service to the site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of these services.

#### Water System Characteristics

According to District records, there is an 6-inch diameter CI water main in Congress Street, an 8-inch diameter DI water main in Gilman Street, and a public fire hydrant located approximately 50 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 88 psi.

#### Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the City of Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

#### Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

#### Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to [MEANS@PWD.org](mailto:MEANS@PWD.org) or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District



Robert A. Bartels, P.E.  
Senior Project Engineer